

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3B (211.3 & 211.4) to permit a side yard setback of 10' in lieu of required 25' and 40' from the center line of the street in lieu of the required 50' and legalize existing rear yard setbacks of 22' and 23.0' in lieu of the required 30' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

After enumerable attempts to locate a double car garage within my property line the only viable location for this structure exceeds the set-back line by 10 feet. Also, the existing rear yard setback needs to be legalized. It is felt that this location would enhance the neighborhood by being aesthetically pleasing to the eye and approval has been received by the Campus Hills Community Association.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of January, 1985, at 9:45 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-199-A,
85-202-A,
85-204-A,
85-205-A &
85-209-A
Date: January 17, 1985

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:bjs

Norman E. Gerber
Norman E. Gerber, Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 17, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21204

Mr. & Mrs. Thomas E. Jenkins
815 Shelley Road
TOWSON, Maryland 21204

RE: Item No. 148 - Case No. 85-204-A
Thomas E. Jenkins, et ux
Variance Petition

Dear Mr. Jenkins:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Bldg.
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

January 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #148 (1984-1985)
Property Owner: Thomas E. Jenkins, et ux
S/W cor. Shelley Rd. and Southwick Dr.
Acres: 92.40/58.54 x 105.89/120.00
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Nakkie
JAMES A. NAKKIE, P.E., Chief
Bureau of Public Services

JAM:EAM:REC:58

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/11/84
Item # 148
Property Owner: THOMAS E. JENKINS, et ux
Location: 3141/4 Shelley Rd. & Southwick Dr.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-08 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

Eugene A. Boser
Eugene A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

December 17, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 144, 145, 147, 148, 150, 151, 152, and 153 ZAC Meeting of December 11, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 144, 145, 147, 148, 150, 151, 152, and 153.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/can

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 11th day of December, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Thomas E. Jenkins, et ux
Petitioner's Attorney: Nicholas B. Commodari
Received by: *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

APR 10 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1985, that the herein Petition for Variance(s) to permit a side yard setback of 10 feet in lieu of the required 25 feet, a setback of 40 feet from the centerline of the street in lieu of the required 50 feet, and to legalize the existing rear yard setbacks of 22 feet and 23 feet in lieu of the required 30 feet, for the expressed purpose of constructing an attached two-car garage, in accordance with the site plan filed herein, be and is hereby GRANTED, from and after the date of this Order.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

December 20, 1984

Mr. and Mrs. Thomas E. Jenkins
815 Shelley Road
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variances
SW/Cor. Shelley Road and Southwick
Drive (815 Shelley Road)
Thomas E. Jenkins, et ux - Petitioners
Case No. 85-204-A

TIME: 9:45 a.m.

DATE: Tuesday, January 29, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1/27/85 ACCOUNT: 85-204-A
AMOUNT: \$51.50

RECEIVED FROM: Patricia A. Jenkins
FOR: Posting + Adv.
Case # 85-204-A
B 003*****250010 2274F

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-3050

PAUL H. REINCKE
CHIEF

December 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Thomas E. Jenkins, et ux

Location: SW/Cor. Shelley Road and Southwick Drive

Item No.: 148

Zoning Agenda: Meeting of 12/11/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. McDonnell* Approved: _____
Planning and Zoning Division Fire Prevention Bureau
Special Inspection Division

/mb

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 1/14/85

Posted for: *Thomas E. Jenkins, et ux*

Petitioner: *Thomas E. Jenkins, et ux*

Location of property: *SW/Cor. Shelley Rd. & Southwick Dr.*

815 Shelley Rd. 21204

Location of Signs: *Front of property at SW/Cor. Shelley Rd. & Southwick Dr., Room 106*

Fire Prevention Bureau Building

Remarks: _____

Posted by: *M. J. H. Jung* Date of return: 1/18/85

Number of Signs: _____

CERTIFICATE OF PUBLICATION

85-204-A

Towson, Md. 1/29/85

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for _____ consecutive weeks, the first publication appearing on the _____ day of _____, 1985.

The TOWSON TIMES

Cost of Advertisement: \$ 26.50



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

December 18, 1984

TEO ZAKEN
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 11.8 Zoning Advisory Committee Meeting are as follows:

Property Owner: Thomas E. Jenkins, et ux
Location: SW/Cor. Shelley Road and Southwick Drive
Existing Zoning: R.A. 3.5
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 25' and 40' from the c/l of the street in lieu of the required 50' and legalize existing rear yard setback of 22' and 23' in lieu of the required 30'.
Address: 92.48/58.54 x 105.89/120.00
District: 9th.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 Miscellaneous

() A building/other permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 1107.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

NOTE: Comments - The corner of the garage appears to be 18'-0" and 20'-0", not 23'-0" and 22'-0" as indicated in the variance request. All other dimensions appear to be correctly shown. These appear to have been drawn to indicate a setback greater than really is being created.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CRB:ee

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 10 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on _____ January 10 1985.

THE JEFFERSONIAN,

18 Kentish
Publisher

85-204-A

Cost of Advertising 20.00

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Shelley Rd. : OF BALTIMORE COUNTY
and Southwick Dr. (815 :
Shelley Rd.), 9th Dist. :
THOMAS E. JENKINS, et ux, : Case No. 85-204-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 28th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Thomas E. Jenkins, 815 Shelley Rd., Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 21, 1985

Mr. and Mrs. Thomas E. Jenkins
815 Shelley Road
Towson, Maryland 21204

RE: Petition for Variances
SW/Cor. Shelley Rd. and Southwick
Drive (815 Shelley Road)
Thomas E. Jenkins, et ux - Petitioners
Case No. 85-204-A

Dear Mr. and Mrs. Jenkins:

This is to advise you that \$51.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Jan. 29, 1985 ACCOUNT: 01-615-000
AMOUNT: \$51.50

RECEIVED FROM: Patricia A. Jenkins
FOR: Posting + Adv.
Case # 85-204-A
B 003*****250010 2274F

VALIDATION OR SIGNATURE OF CASHIER

APR 10 1985

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730.9080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828.9060

November 19, 1984

DESCRIPTION FOR FRONT AND REAR YARD VARIANCE #815 SHELLEY ROAD,
BALTIMORE COUNTY, MARYLAND:

Beginning for the same at a point distant the two following courses and distances
from the centerline intersections of Shelley Road and Southwick Drive
(1) South 30 degrees 42 minutes 53 seconds East 55.0 feet (2) South 59 degrees
17 minutes 07 seconds West 30.0 feet to the southwest corner, being known as
Lot 8, Block "L" as shown on a record plat entitled "Section III-A, Campus Hills"
and recorded in Plat Book G.L.B. 22 folio 82.



Malcolm E. Hudkins
Registered Surveyor #5095

Return this to
Mrs Jenkins with
her copy of order

PETITION FOR VARIANCES
9th Election District

LOCATION: Southwest corner of Shelley Road and Southwick
Drive (815 Shelley Road)

DATE AND TIME: Tuesday, January 29, 1985 at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback
of 10 feet in lieu of the required 25 feet and 40 feet
from the centerline of the street in lieu of the required
50 feet and legalize existing rear yard setbacks of
22 feet and 23 feet in lieu of the required 30 feet.

Being the property of Thomas E. Jenkins, et ux
as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however, enter-
tain any request for a stay of the issuance of said permit during this period for
good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

REQUEST FOR APPROVAL

TO: The Campus Hills Protective-Covenants Committee
Towson, Maryland 21204

FROM: (Printed Name) THOMAS & PATRICIA JENKINS

(Address) 815 SHELLEY RD.

(Phone) 321-6214

We herewith submit for your approval and records the construction of

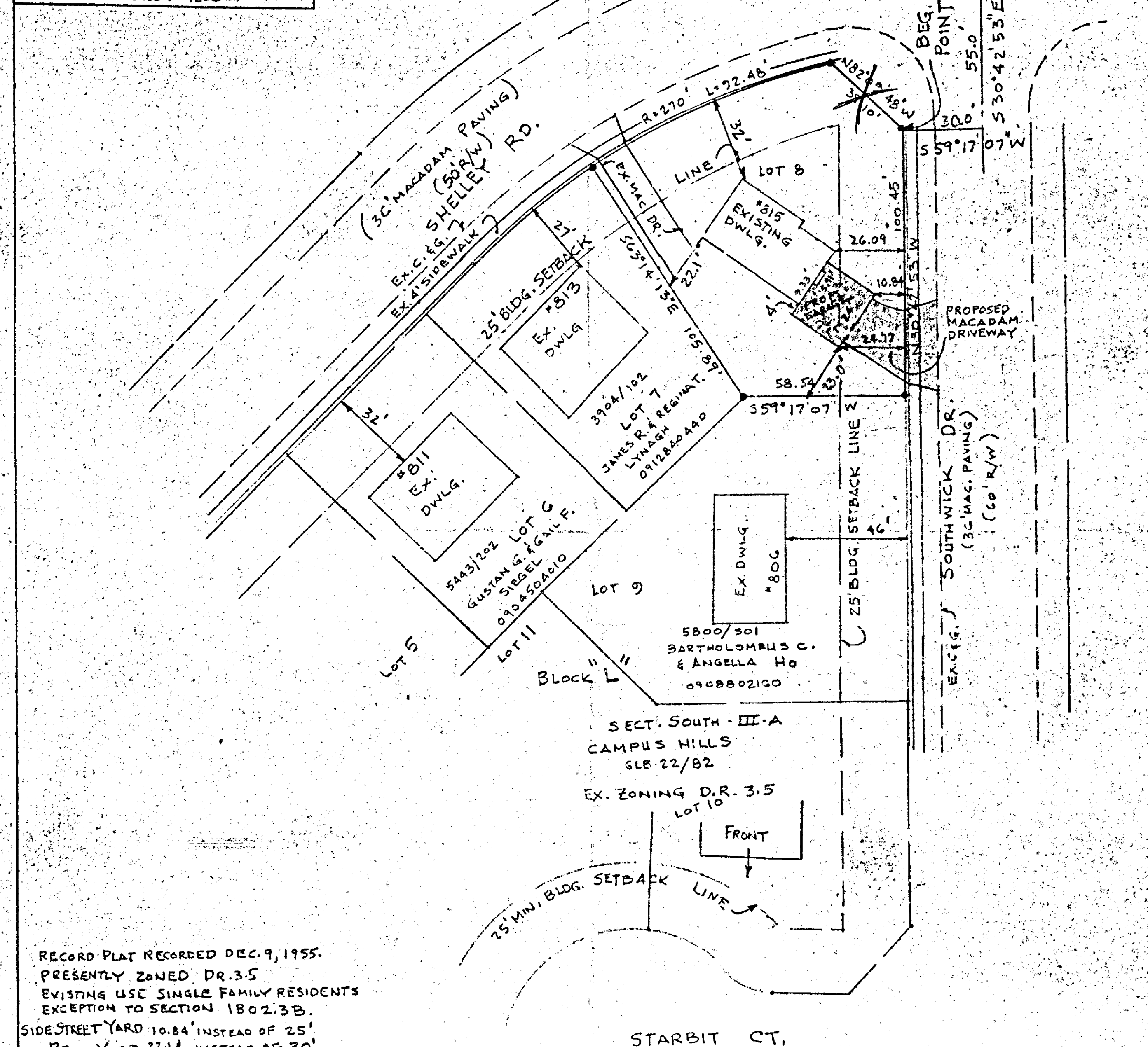
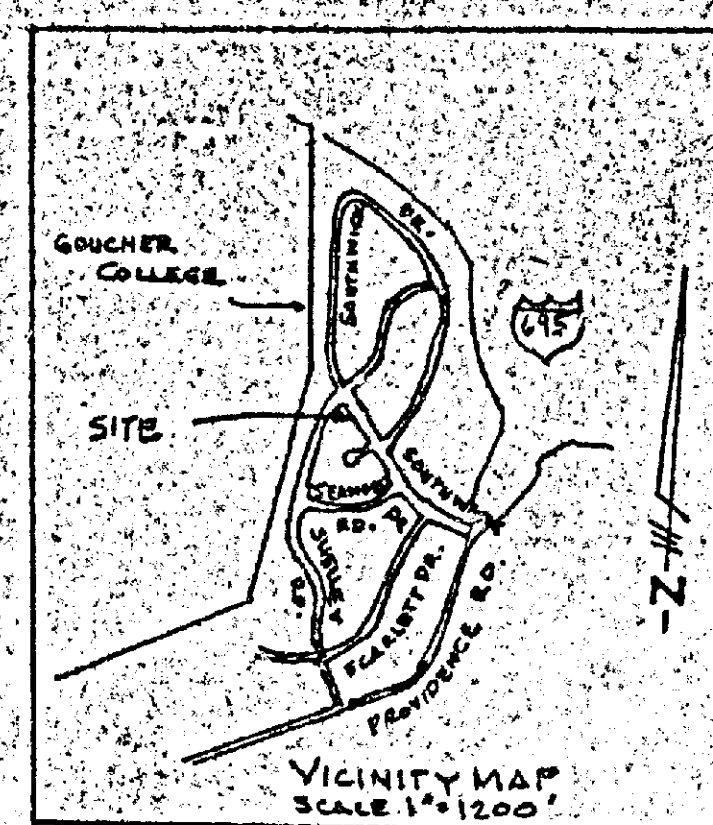
GARAGE ADDITION, as shown below.

(Signature) Patricia Jenkins

1. Complete your request in duplicate; one copy will be returned for your records.
2. Provide simple sketch below showing proposed improvement, residence, property lines and street, if applicable.
3. Provide list of materials and specifications.
4. Use additional sheets this size (in duplicate) if necessary.

As Per Attached CONSTRUCTION DRAWINGS
approved subject to Baltimore County Permits
Arnold Jablon 6/15/83
approved subject to Baltimore County
Permits. M. Pwinski 6-16-83

Date JUNE 14, 1983



RECORD PLAT RECORDED DEC. 9, 1955.
PRESENTLY ZONED DR. 3.5
EXISTING USC SINGLE FAMILY RESIDENTS
EXEMPTION TO SECTION 1802.3B.
SIDE STREET YARD 10.84' INSTEAD OF 25'
REAR YARD 22.11' INSTEAD OF 30'



OWNER
MR & MRS THOMAS E. JENKINS
815 SHELLEY ROAD
TOWSON, MD. 21204
321-6214

HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

PLAT FOR REAR & FRONT YARD VARIANCE

#815 SHELLEY ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND.
SCALE: 1" = 30' NOV. 13, 1984

DEED REP. 0003/548 Acct. # 091025020

#1393

APR 10 1985